

MINUTES
WORCESTER PLANNING BOARD
April 10, 2002

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario
Stephen Petro
John Shea

Staff Present: Paul Moosey, DPW Engineering
Michael Pace, Health/Code Enforcement
Stephen Parker, Executive Office of Economic Development
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Jeffrey Head, Law Department

Regular Meeting (5:30 P.M.) – Room 409, City Hall

- 1. Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes – March 27, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 (Joseph Sova did not vote) to approve the minutes of the March 27, 2002 meeting.
- 3. 1200 West Boylston Street – Special Permit for Cluster Housing:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Attorney Robert Longden and Paul McManus presented the plan. Attorney Gary Brackett, representing a group of 90 residents of the area in opposition to the proposal, suggested that a Special Permit from the Zoning Board of Appeals for the use was required before Planning Board action. Assistant City Solicitor Jeffrey Head offered the opinion that only a Special Permit from the Planning Board is necessary. David Ford, James Stark, Doug White, Tom Tucker, Shawn Seymour, Mike Mitchell, Maryann Ford, Elisa Minasian and Gary Scansaroli spoke in opposition. Mary Matias, Jose Matias, Anne Blake, Robert LaPlume, Sally Maloney, Robert Copeland, William Fields, Betsy White, Akiko Kunst, Michelle Cote, Richard Cote, Joseph O'Connor, William Larch, Carolyn Fields, Diane Fields, Ellen Ostergard, Robert Norwood and Donna Wisell were recorded in opposition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the applicant's request to continue the hearings and site plan approval to April 24, 2002 so the Law Department can provide a written opinion regarding the issue of a Zoning Board of Appeals Special Permit and Code Enforcement can check the calculations for cluster development and determine if the proposal meets the requirement. The Board also asked the applicant to consider a sidewalk on one side of the proposed development.
- 4. 1200 West Boylston Street – More Than One Building On a Lot:** See Number 3 above.

5. **1200 West Boylston Street – Site Plan Approval:** See Number 3 above.
6. **Good Harbor Heights – Definitive Subdivision:** John Shea recused himself. Site Plan Approval was taken collectively. Attorneys Beth Shuster and Gary Brackett and Fred Hamway, project engineer, represented the applicant. William Pepper and his Attorney stated they still have not agreed to an easement with the developer. Helen Pepin and Stephen Nawn reiterated their opposition to sidewalks in front of their properties. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny approval because the detention pond will increase water flow and cause an adverse impact to abutting property and the proposed subdivision is inconsistent with Section 9F and 9G of the City of Worcester Subdivision Regulations. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to deny site plan approval because there is no approved subdivision.
7. **Good Harbor Heights – Site Plan Approval:** See Number 6 above.
8. **Meadowbrook Road – Amendment to Definitive Subdivision Approval:** Stephen Petro recused himself. Robert O’Neil represented the developer. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to approve a waiver from provisions requiring 10’ sidewalk around the cul-de-sac. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to approve a waiver from the provision requiring 100’ minimum right of way diameter for the cul-de-sac. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to approve the amendment to the previously approved subdivision.
9. **20 Gambier Avenue – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Catch basin and drywell must be separated from each other and Department of Public Works must approve the engineering.**
 - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
10. **Cheyenne Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to approve the site plan with the following conditions:

- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

11. Armendale Street – 81G Street Opening: Notice of the hearing was read by the Clerk. Beverly Lavoie represented the applicant. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to approve the street opening with the following conditions:

- **The pavement is not to be changed.**
- **The street is to be opened an additional 40' only.**

12. Paradise Point – Special Permit for Continuing Care Retirement Community: John Shea recused himself. More Than One Building on a Lot and Site Plan Approval were taken collectively. Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone, Andrew Liston and James Bernadino represented the applicant and presented the plan. Upon a motion by Joe Boynton and Samuel Rosario, the Board voted 4-0 to continue the hearings and site plan approval to April 24, 2002 so the applicant can provide information to substantiate that the project is a Continuing Care Retirement Community as defined in Article X.

13. Paradise Point – More Than One Building On a Lot: See Number 12 above.

14. Paradise Point – Site Plan Approval: See Number 12 above.

15. Zone Change – Atlas Street: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 5-0 to continue the item to April 24, 2002 at the request of the applicant.

16. 36 Willard Avenue – Site Plan Approval: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:

- **Applicant must provide detail of proposed rip rap and erosion controls.**
- **Applicant must eliminate rip rap swale.**
- **Applicant label and show two-car garage on the plan.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

- 17. 27 Wrentham Road - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 5-0 to approve the site plan with the following conditions:
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- 18. 128 Chandler Street – Parking Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the item to April 24, 2002 to allow review of the revised plan.
- 19. Burncoat Terrace – Request to Make Public:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1.
- 20. Elton Street – Request to Make Public:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 4.
- 21. Grafton Street – Sewer Petition:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1.
- 22. Porter Street – Sewer Petition:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 3.
- 23. Plans To Be Endorsed:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5378 Strasburg Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-2 (Joe Boynton and Samuel Rosario voted no) to endorse ANR Plan #5380 Wigwam Hill (Sheet 1) and #5382 (Sheet 2). Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5382 Spoffard Street/Strasburg Road. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5384 Monmouth Avenue. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5385 Massasoit Road. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5386 Gates Road. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5387 West Boylston Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5388 Everton Avenue. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5390 Stowell Avenue. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5391 Julian Avenue.

Other Business: None

The meeting was adjourned at 9:40 P.M.